Verified RealEstate™

RE REGULATORY RECORD

RERA Document

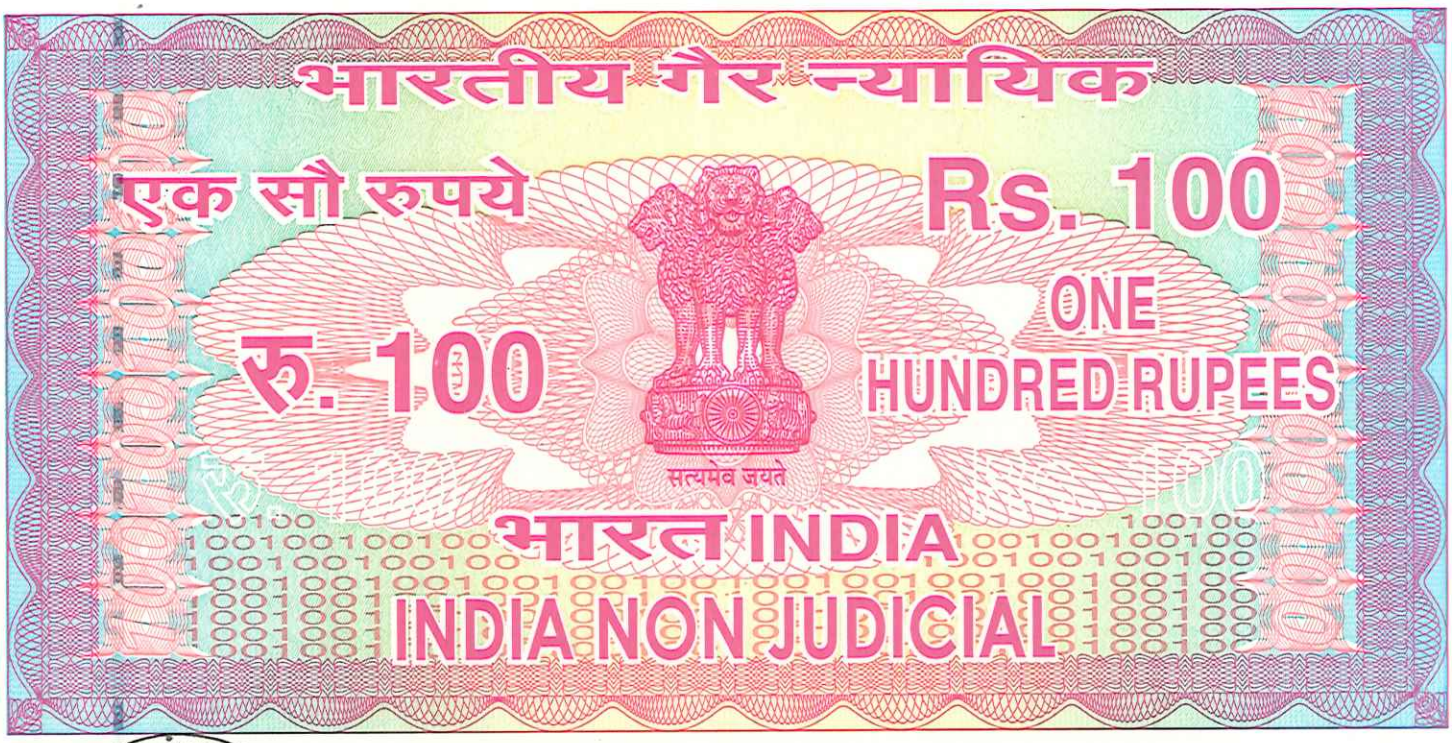
The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

EG 324188

16 FEB 2026

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/CH
Saidapet, Chennai-15. C: 9840173

Ramaniyam Realtors LLP

AFFIDAVIT

We, **RAMANIYAM REALTORS LLP** having its office at No.14/67, Third Main Road, Gandhi Nagar, Adyar, Chennai 600020, represented by its Authorised Signatory **Mr.SUNDAR S.V.K** sincerely state as follows:

For Ramaniyam Realtors LLP

Authorised Signatory

We are the promoters of the project "RAMANIYAM SAI ARANYA", comprising of 3 Blocks with Combined extended Double Basement floor (meant for parking) + Combined Stilt Floor (Meant for Parking & Block -1 Shop) consisting of Block – A: 1st & 2nd Floor shop with 4 dwelling units & 3rd to 16th Floor with 42 dwelling units: Block B: 1st Floor Club House & 8 Dwelling units + 2nd to 16 Floors with 195 Dwelling units, Block C: 1st to 16 Floors with 239 Dwelling units (Totally 488 Dwelling units) Abutting proposed 80 Feet New Link Road, on the Eastern side & Perumal Koil Street, on Western Side, comprised in S.Nos.21/3, 23/1B2C, 2B2, 25/2A and 67 (as per Document) and S.Nos.21/3A, 23/1B2C, 2B2, 25/2A1 and 67 (as per Patta) of Nerkundram Village, Maduravoyal Taluk, Chennai District, Greater Chennai Corporation Limit.

We have obtained Planning Permit Approval from CMDA vide OL-PP/HRB/0035/2025 dated 25.08.2025 and Building Permit from Greater Chennai Corporation vide CEBA/WDCN11/00422/2025 dated 03.10.2025.

We have to obtain No Objection Certificate from Airports Authority of India and Environmental Clearence from Ministry of Environment, Forest and Climate Change, which is a prerequisite for obtaining approval from CMDA.

We have obtained No Objection Certificate from Airports Authority of India dated 24.12.2020, which is valid upto 22.12.2028 and No Objection Certificate from Ministry of Environment, Forest and Climate Change dated 26.07.2024, which is valid upto 25.07.2031.

We, **RAMANIYAM REALTORS LLP** having its office at No.14/67, Third Main Road, Gandhi Nagar, Adyar, Chennai 600020, represented by its Authorised Signatory **Mr.SUNDAR S.V.K** hereby undertake that we will obtain fresh No Objection Certificate from Airports Authority of India and Environmental Clearence from Ministry of Environment, Forest and Climate Change, if the construction of the building is not completed before the expiry date from the relevant departments mentioned above.

This Affidavit is Irrevocable.

Date: 23.02.2026

For Ramaniyam Realtors LLP

Authorised Signatory

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.